

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration and Urban Development Department –
Sanivarapupet Gram Panchayat – Change of Land use from Public and
Semi- Public use to Residential use in Eluru Master Plan to an extent of
891.40 Sq.Yds. in R.S.No.21/2 & 86/1 of Gavaravaram(V), Sanivarapupet
Gram Panchayat, Eluru – Draft variation Confirmation – Orders – Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 243

Dated:03.12.2014
Read the following:-

1. From the Director of Town and Country Planning, Hyderabad,
Lr.Roc.No.405/2012/R, Dated:25-09-2012.
2. Government Memo.No.23367/H1/2012-1, MA&UD (H1)
Department, Dated:26.03.2013.
3. From the Director of Town and Country Planning, Hyderabad,
Lr.Roc.No.405/2012/R, Dated:20.05.2013.
4. Government Memo.No.23367/H1/2012-2, MA&UD (H1)
Department, Dated:11.07.2013.
5. From the Director of Town and Country Planning, Hyderabad,
Lr.Roc.No.405/2012/R, Dated:21.11.2013.
6. Government Memo.No.23367/H1/2012, MA&UD (H1)
Department, Dated:23.01.2014, 21.08.2014.
7. From the Director of Town and Country Planning,
Lr.No.405/2012/R, Dated:25.09.2014.
8. Government Memo.No.11411/I2/2011, MA&UD (I2)
Department, Dated:30.06.2012.
9. Government Memo.No.23367/H1/2012, MA&UD (H1)
Department, Dated:10.10.2014.
10. From the Director of Town and Country Planning, Hyderabad,
Lr.Roc.No.405/2012/R, Dated:11-11-2014.
11. Andhra Pradesh Gazette No.379, Part-I, Dated:18.10.2014.

ORDER:

The draft variation to the land envisaged in Eluru General Town Planning Scheme, issued in reference 9th read above, was published in Extraordinary Andhra Pradesh Gazette No.379, Dated:18.10.2014. The Director of Town & Country Planning, Hyderabad in the reference 10th read above has informed that, the Panchayat Secretary, Sanivarapupeta Grama Panchayat, Eluru, West Godavari District has published the draft variation notification in two daily news papers in English and Telugu versions. On publication of notification, no suggestions/objections received from the public. The Director of Town and Country Planning, Andhra Pradesh, Hyderabad further vide reference 7th read above has informed that the applicant has paid the development/conversion charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director Town and Country Planning, Andhra Pradesh, Hyderabad.
The Panchayat Secretary, Sanivarapupeta Gram Panchayat, Eluru,
West Godavari District.

(P.T.O.)

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Copy to:

The individual through the Panchayat Secretary, Sanivarapupeta Gram Panchayat, Eluru, West Godavari District.

The District Collector, West Godavari District.

The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.

SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the General Town Planning Scheme, the Master Plan of Eluru which was sanctioned in G.O.Ms.No.312, MA dated:25.07.1975, is proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site falling in Sy.No.21/2, 86/1 of Gavaravaram, Sanivarapupeta Gram Panchayat, Eluru, West Godavari District to an extent of 891.40 sq. yds. or 745.28 Sq. mts., the boundaries of which are given in the schedule below, which is presently earmarked for Public & Semi-public Use (Bishop land) in the General Town Planning Scheme (Master Plan) of Eluru, sanctioned in G.O.Ms.No.312, MA, dated:25.07.1975 is now designated as Residential use by variation of change of land use, as the proposed site is surrounded by residential developments on South and East sides and the Commissioner, Eluru Municipal Corporation after examining the proposal as per Government Memo No.31738/H1/2011, dt.08.05.2012 & 13.07.2012 and informed that it is not possible to acquire a site for public purpose and based on Council Resolution No.16, Dated:23.11.2011 as marked A to D in the revised part proposed land use Map in GTP No.16/2014/R, available in Sanivarapupeta Gram Panchayat Office subject to the following conditions; namely:-

1. The applicant shall take prior technical approval from the competent authority before commencement of any developmental activity in the site under reference.
2. The applicant shall handover the area affected in the Master Plan to an extent of 63.19 sq.mts. to the local body free of cost through registered gift deed.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

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6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : R.C. as Church site
East : Existing 41'-0" wide road to be widened to
60'-0" as per Master Plan
South : Owners site
West : 20'-0" wide own passage

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER